

AMENDED

ZONING AND BUILDING AGENDA

SEPTEMBER 8, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

256924 DOCKET #7395 - GALLAGHER ASPHALT, Owner, 18100 Indiana Avenue, Thornton, Illinois 60476, Application (No. SU-02-07; Z02144). Submitted by Thomas J. Murphy, 111 West Washington, Suite 1920, Chicago, Illinois 60602. Seeking a SPECIAL USE, in the R-4 Single Family Residence District for the storage of commercial vehicles and various types of construction equipment in Section 4 of Bloom Township. Property consists of approximately 4.4 acres located on the east side of Vincennes Road approximately 709 feet south of 183rd Street in Bloom Township. Intended use: storage of commercial vehicles and various types of construction equipment. **RECOMMENDATION:** That the application be granted for a six month extension of time. Previously granted by the Cook County Board of Commissioners on September 4, 2003.

263998 DOCKET #7633 - GEORGE & JUANITA EGGERT, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. MA-04-01; Z04016). Submitted by Hamilton Homes, Inc., Attorney Charles Bernadini 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a MAP AMENDMENT from the C-4 General Commercial District and partial R-5 Single Family Residence District to the R-7 General Residence District for a forty-one (41) unit townhouses Planned Unit Development (if approved under SU-04-02) in Section 36 in Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and Des Plaines River Road in Wheeling Township. Intended use: Single family attached townhouse development.

263999 DOCKET #7634 - GEORGE & JUANITA EGGERT, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. SU-04-02; Z04017). Submitted by Hamilton Homes, Inc., Attorney Charles Bernadini 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a SPECIAL USE in the R-7 General Residence District (if granted under companion MA-04-01) for a forty-one (41) unit townhouses Planned Unit Development in Section 36 of Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and DesPlaines River Road in Wheeling Township. ~~24 of an acre located on the south side of Lyndale Street approximately 120 feet east of Mannheim Road in Leyden Township.~~ Intended use: Single family attached townhouse development (41). **RECOMMENDATION:** That applications be granted.

264995 DOCKET #7649 - MICHAEL AND ANNETTE MARAS, Owners, 228 East Devon Avenue, Elk Grove Village, Illinois 60007, Application (No. SU-04-04). Submitted by Lee Poteracki, Nudo, Poteracki & Associates, P.C., 1700 Higgins Road, Suite 650, Des Plaines, Illinois 60018. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to store landscape vehicles and related equipment from owner's landscape business behind existing single family residence and within a screened fence enclosure in Section 33 of Elk Grove Township. Property consists of .938 of an acre located on the north side of Devon Avenue, approximately 200 feet west of Ridge Avenue in Elk Grove Township. Intended use: To store vehicles from owner's landscaping business behind screening. **RECOMMENDATION:** That application be granted.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION

- 267249 DOCKET #7624 - METCALF, Owner, Application: Variation to combine three (3) lots into one (1) lot and reduce lot area from 40,000 square feet (required for well and septic) to 18,893 square feet in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the east side of Logan Street, approximately 244 feet north of Pratt Boulevard in Schaumburg Township. **Recommendation: That variation application be granted.**
- Conditions: None.
- Objectors: None.
- Cook County Health Department Approval #16299.
- 267250 DOCKET #7688 - F. SESSA, Owner, Application: Variation to reduce left interior side yard setback from 10 feet to 0 feet for a carport in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of North Redwood Drive, approximately 417 feet north of Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That variation application be granted.**
- Conditions: None.
- Objectors: None.
- 267251 DOCKET #7690 - J. CZERWINSKI, Owner, Application: Variation to reduce rear yard setback from 50 feet to 12 feet (existing) and reduce right interior side yard setback from 15 feet to 4 feet (existing) for an existing detached garage connected with breezeway and pool addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the west side of 92nd Court, approximately 250 feet south of 143rd Street in Orland Township. **Recommendation: That variation application be granted.**
- Conditions: None.
- Objectors: None.
- 267252 DOCKET #7691 - S. WINEMILLER, Owner, Application: Variation to increase the height of fence from 6 feet to 6 feet 5 inches and 7 feet in the R-3 Single Family Residence District. The subject property consists of approximately 1.8 acres, located on the north side of 194th Street, approximately 1,048 feet west of Kedzie Avenue in Rich Township. **Recommendation: That variation application be granted.**
- Conditions: None.
- Objectors: None.
- 267253 DOCKET #7692 - J. & B. URBASZEWSKI, Owners, Application: Variation to reduce rear yard setback from 40 feet to 29 feet for a first floor addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the south side of Rascher Avenue, approximately 135.63 feet east of Panama Avenue in Norwood Park Township. **Recommendation: That variation application be granted.**
- Conditions: None.
- Objectors: None.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION

267254 DOCKET #7693 - N. & S. JOHNSON, Owners, Application: Variation to reduce left interior side yard setback from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the east side of Landen Drive, approximately 900 feet north of Fullerton Avenue in Leyden Township. **Recommendation: That variation application be granted.** A letter of support was received from Raymond Berrero, Code Administrator for Leyden Township.

Conditions: None.

Objectors: None.

267255 DOCKET #7694 - S. CHASE, Owner, Application: Variation to reduce left interior side yard setback from 15 feet to 11 feet (existing) and reduce the right interior side yard setback from 15 feet to 13 feet (existing) for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the east side of Thorntree Lane, approximately 106 feet south of Brookdale Avenue in Palatine Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267256 DOCKET #7696 - M. & M. BIANCALANA, Owners, Application: Variation to reduce rear yard setback from 40 feet to 22 feet 10 5/8 inches for a sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Bryn Mawr Avenue, approximately 250 feet west of Canfield Road in Norwood Park Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267257 DOCKET #7697 - K. PARKER, Owner, Application: Variation to reduce lot area from 40,000 square feet to 21,670 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); reduce front yard setback from 40 feet to 30 feet for a proposed one story attached garage addition and reduce rear yard setback from 5 feet to 1 foot (existing); reduce left interior side yard setback from 15 feet to 3 feet (existing) for an existing accessory shed building in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the north side of Timberlane Drive, approximately 350 feet west of Toll Road 294 in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267258 DOCKET #7702 – J. SCHULTZ, Owner, Application: Variation to reduce corner side yard setback from 15 feet to 12 feet (existing); reduce rear yard setback from 40 feet to 35 feet (existing); and reduce right interior side yard setback from 10 feet to 8.5 feet for attached garage addition in the R-6 (PUD) Single Family Residence District. **Recommendation: That variation application be granted. Seventeen statements of approval received from surrounding neighbors.**

Conditions: None.

Objectors: None.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION

267259 DOCKET #7705 - M. & V. BERRY, Owners, Application: Variation to reduce rear yard setback from 40 feet to 25 feet for a deck extension in the R-5 (PUD) Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the south side of Mardjetko Drive, approximately 1,100 feet east of Cheshire Drive in Hanover Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267260 DOCKET #7707 - T. KELLY, Owner, Application: Variation to reduce rear yard setback from 40 feet to 32 feet for a new room addition in the R-6 (PUD) Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Mill Road, approximately 98 feet south of Circle Parkway in Palos Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267261 DOCKET #7708 - JANUSZ GIBES, Owner, Application: Variation to reduce lot area from 10,000 square feet to 7,679 square feet (existing) for a new single family residence in the R-5 Single Family Residence District. There are smaller lots across the street from the subject property. The subject property consists of approximately 0.18 of an acre, located on the west side of Delphia Avenue, approximately 241.14 feet north of Ballard Road in Maine Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267262 DOCKET #7709 - B. OSTROWSKI, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 5 feet; reduce rear yard setback from 40 feet to 27.7 feet (existing) and increase F.A.R. from .40 to .47 for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Gregory Street, approximately 80 feet east of Washington Street in Norwood Park Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267263 DOCKET #7710 - DREAM HOMES CONCEPTS, Owner, Application: Variation to reduce lot area from 40,000 square feet (required for well and septic) to 20,000 square feet (existing) and reduce lot width from 150 feet to 100 feet (existing) for a proposed single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Crawford Avenue, approximately 100 feet south of 206th Street in Rich Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

Cook County Health Department Approval #16342.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION

267264 DOCKET #7711 – E. KOTULSKI, Owner, Application: Variation to reduce lot width from 60 feet to 50 feet (existing); reduce lot area from 10,000 square feet to 6,285 square feet (existing); reduce left interior side yard setback from 10 feet to 4.66 feet; reduce right corner side yard setback from 15 feet to 13 feet (existing); reduce right corner side yard setback from 15 feet to 3.06 feet (existing accessory) and reduce rear yard setback from 5 feet to 2.88 feet (existing accessory) for a porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the northeast side of Luna Avenue and 48th Street in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267265 DOCKET #7713 – C. RODRIGUEZ, Owner, Application: Variation to reduce left and right interior side yard setbacks from 10 feet to 7 feet 5 inches for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the west side of 72nd Place, approximately 252.28 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None.

Objectors: None.

267266 DOCKET #7714 – JOSEF KOPINSKI, Owner, Application: Variation to reduce lot area from 80,000 square feet to 51,250 square feet (existing) for a new single family residence, existing residence on same lot to be utilized as a coach house in the R-3 Single Family Residence District. The subject property consists of approximately 1.18 acres, located on the southwest corner of 131st Street and DaVinci in Lemont Township. **Recommendation: That application be denied.**

Conditions: None.

Objectors: The Zoning Board of Appeals received written objections from 32 homeowners.

267267 DOCKET #7716 – MR. & MRS. HOPPE, Owners, Application: Variation to reduce lot width from 150 feet to 125 feet (existing); reduce right interior side yard setback from 15 feet to 12 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.93 of an acre, located on the east side of Lincoln Street approximately 1,504 feet south of Biesterfield Road in Elk Grove Township. **Recommendation variation application be granted.**

Conditions: None.

Objectors: None.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION

267268 DOCKET #7717 – BRAD VOGT AND JUDY SKWIERTZ, Owners, Application: Variation to reduce lot area from 40,000 square feet to 28,575 square feet, and reduce front yard setback from 36 feet (@ 20%) to 34 feet (existing) for a proposed addition in the R-4 Single Family Residence District. Applicant has Certification from the Cook County Department of Public Health for the existing septic plan. The subject property consists of approximately .66 of an acre, located on the north side of Hillcrest Drive, approximately 90 feet east of Grandview Terrace in Barrington Township. **Recommendation variation application be granted.**

Conditions: None.

Objectors: None.

267269 DOCKET #7718 - JEAN CAMPBELL, Owner, Application: Variation to reduce left side yard setback from 10 feet to 5 feet (existing principal) and reduce right side yard setback from 10 feet to 5 feet (existing accessory) for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the west side of Lotus Avenue, approximately 148 feet north of 51st Street in Stickney Township. **Recommendation variation application be granted.**

Conditions: None.

Objectors: None.

267270 DOCKET #7719 - MATTHEW & JULIE MOLAY, Owners, Application: Variation to reduce right interior side yard setback from 10 feet to 2.53 feet (existing accessory); reduce rear yard setback from 5 feet to 2.64 feet (existing accessory); reduce right interior side yard setback from 10 feet to 9 feet; and reduce left interior side yard setback from 10 feet to 2.4 feet (existing) for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the west side of Highland Avenue, approximately 244.18 feet north of Techny Road in Northfield Township. **Recommendation variation application be granted.**

Conditions: None.

Objectors: None.

NEW APPLICATIONS

267271 EDDIE L. HILL, Owner, 22910 Torrence Avenue, Chicago Heights, Illinois 60411, Application (No. SU-04-08; Z04100). Submitted by same. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a 30 foot by 96 foot pole barn (existing) to be used to operate a small engine repair business, for the personal storage of yard and garden equipment, tools and antique cars and trucks and to reduce corner side yard setback from the minimum required 25 feet to 7 feet for an existing single family residence and to reduce corner side yard setback from the minimum required 25 feet to 2 feet for the existing pole barn, (if granted under companion V-04-88) in Section 36 of Bloom Township. Intended use: 30 foot x 96 foot pole barn and to operate a small engine repair shop.

NEW APPLICATIONS

- 267272 EDDIE L. HILL, Owner, 22910 Torrence Avenue, Chicago Heights, Illinois 60411, Application (No. V-04-88; Z04101). Submitted by same. Seeking a Variance in the R-3 Single Family Residence District to reduce corner side yard setback from the minimum required 25 feet to 7 feet for existing single family residence and to reduce corner side yard setback from the minimum required 25 feet to 2 feet for a 30 foot by 96 foot pole barn (existing) to be used to operate a small engine repair business and for the personal storage of yard and garden equipment, tools and antique cars and trucks (if granted under companion SU-04-08) in Section 36 of Bloom Township. The subject property consists of approximately 0.24 of an acre, located on the north side of Gregory Street, approximately 145 feet east of Washington Street in Norwood Park Township.
- 267273 MARIO MORRONE c/o GIUSEPPE ARATO, Owner, 2250 East Devon (251), Des Plaines, Illinois 60018, Application (No. SU-04-07; Z04075). Submitted by Irving Jacobson, President, Village Jewelers and Pawners, Inc. an Illinois Corporation, 740 Waukegan Road (101), Deerfield, Illinois 60015. Seeking a SPECIAL USE in the C-4 General Commercial District in the R-5 Single Family Residence District for a pawn shop located in an existing one story brick building in Section 33 of Leyden Township. Property consists .073 of an acre located on the southeast corner of Fullerton Avenue and Mannheim Road in Leyden Township. Intended use: For a pawn shop and jewelry store.
- 267274 COMMONWEALTH EDISON, Owner, 131st Street and Maple Avenue, Lemont, Illinois 60439, Application (No. SU-04-11; Z04116). Submitted by Richard Connor Riley, 7600 South County Line Road, Suite 1, Burr Ridge, Illinois 60527. Seeking a SPECIAL USE, UNIQUE USE, in the R-3 Single Family Residence District for a Sprint PCS Wireless Facility consisting of mounting antennas on an existing Commonwealth Edison high-tension tower and placing their base station equipment (cabinets) on a small lease parcel at the base of the high-tension tower in Section 33 of Lemont Township. Intended use: Sprint PCS Wireless Facility.
- 267275 AZZAM ALNINDI, Owner, 3021 West 131st Street, Blue Island, Illinois 60406, Application (No. SU-04-10; Z04115). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE, in the I-3 Intensive Industrial District for the towing and storage of operable and inoperable cars and vehicles and a trailer to be used as the business office in Section 36 of Worth Township. Property consists of .60 of an acre located at the southeast corner of 131st Street and Brayton Avenue. Intended use: A trailer, towing, storage of cars and vehicles.
- 267276 JON AND DENISE THRONTVEIT, Owners, 1130 Western, Flossmoor, Illinois 60422, Application (No. SU-04-12; Z04124). Submitted by Denise Throntveit, 22240 Burnham, Chicago Heights, Illinois 60411. Seeking a SPECIAL USE, UNIQUE USE, in the R-4 Single Family Residence District to renovate the old Katz Corner Elementary School and convert it into a family events facility/banquet hall including picnic grounds, a club room, and an arcade and to eventually provide a wedding chapel and facilities to support wedding receptions in Sections 30 of Bloom Township. Property consists of 4.63 acres located at west side of Burnham Avenue approximately 335 feet north of 223rd Street a/k/a Katz Corner Road in Bloom Township. Intended use: A family events facility/banquet hall.
- 267277 DONALD H. AND EMILY SLATER, Owners, 900 Roppolo Drive, Elk Grove Village, Illinois 60007, Application (No. SU-04-013; Z04141). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE, in the R-5 Single Family Residence District for an automobile repair business (existing per submitted Consent Decree) in Section 26 of Elk Grove Township. Property consists of less than one acre located at the northwest corner of Poppolo Drive and Landmier Road in Elk Grove Township. Intended use: Existing automobile repair business.

NEW APPLICATIONS

- 267278 INTELLIGENT INVESTMENTS, LTD., Owner, 123 North Wacker Drive, Suite 575, Chicago, Illinois 60606, Application (No. A-04-04; Z04113). Submitted by same. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the R-6 General Residence District to rehabilitate an existing thirteen (13) unit apartment-hotel building into a thirteen (13) unit apartment building with a companion Variance to reduce right interior side yard setback from the minimum required 10 feet to 6 feet (existing); to reduce rear yard setback from the minimum required 40 feet to 9 feet (existing); to exceed maximum height of principal structure from the maximum allowed 2 stories to 2 1/2 stories and 3 stories (existing, but below the maximum height of 30 feet); to increase floor area ratio from the maximum allowed .60 to 1.014; to exceed the minimum size of dwelling units from the minimum allowed 600 square feet to 500 to 560 square feet for 12 of the 13 units; and to reduce required off street parking spaces from the minimum required 20 spaces to 18 spaces in Section 33 of Leyden Township. Property consists of .2419 of an acre located on the south side of Lyndale Street, approximately 120 feet east of Mannheim Road in Leyden Township. Intended use: Thirteen (13) unit apartment building.
- 267279 SERGIO AGUIRRE, 11014 West Grand Avenue, Melrose Park, Illinois 60160; and MADELINE CUSTABLE, Owners, 11020 West Grand Avenue, Melrose Park, Illinois 60160; Application (No. A-04-05; Z04133). Submitted by Michael T. Del Galdo, Joseph M. Giglio & Associates, Ltd., 4830 Butterfield Road, Hillside, Illinois 60162. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-8 General Residence District for a twenty (20) unit condominium building in Section 29 Leyden Township. Property consists of approximately .0.34 of an acre located on the north side of Grand Avenue approximately 322 feet east of Pratt Avenue in Leyden Township. Intended use: Condominium development.
- 267280 DON MECURY & DAN ERICK c/o Mercury Electric, Owners, 12816 South Mason, Palos Heights, Illinois 60068, Application (No. A-04-06; Z04139). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide lots for the purpose of maintaining the existing uses and adding four (4) houses on newly created lots in Section 32 in Worth Township. Property consists of approximately 2.75 acres located on the west side of Mason Avenue approximately 400 feet north of 129th Street in Worth Township. Intended use: Existing single family home.
- 267281 PAUL AND NORINE DEE c/o St. Paul Trust Company, an Illinois Corporation, Trust 74-2788, Owners, 12840 South Mason, Palos Heights, Illinois 60463, Application (No. A-04-07; Z04140). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide lot for the purpose of maintaining existing single family residence and building one (1) new single family residence in Section 32 in Worth Township. Property consists of approximately .69 of an acre located on the west side of Mason Avenue approximately 100 feet north of 129th Street in Worth Township. Intended use: Existing single family home.

PLAT

267282 PLAT OF SUBDIVISION, Subject: SJS Subdivision, being a Subdivision of the South 162.42 feet of that part of the South 3 acres of the North 8 acres of the East Half of the Southeast Quarter of Section 11, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois of the following described tract of land: Beginning at the Southeast corner of said 3 acres thence west along the South line thereof 230.59 feet thence North parallel with the West line of said 3 acres a distance of 195.42 feet to the North line of said South 3 acres thence East along said North line a distance of 230.49 feet of the East line of said South 3 acres thence South along said East line 195.42 feet to the point of beginning, all in Cook County, Illinois. Located on the west side of Washington Road about 134 feet north of Pauline Avenue, in unincorporated Maine Township. The County Map Department has investigated the above mentioned Plat of Subdivision and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Subdivision has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. **Recommendation: That the plat be approved.**

* The next regularly scheduled meeting is presently set for Tuesday, September 21, 2004.